



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

STAFF REPORT
DEVELOPMENT REVIEW COMMISSION
REDEVELOPMENT REQUEST
PUBLIC HEARING

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, April 5, 2023, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	22-51000011	PLAT SHEET:	E-8
REQUEST:	Approval of a Redevelopment Plan to allow the redevelopment of an existing triplex into two (2) townhomes.		
OWNER:	Ronald Brown, dba ODA Investments 721 Brightwaters Boulevard Northeast St. Petersburg, FL 33703		
ADDRESSES:	334 11 th Avenue Northeast 336 11 th Avenue Northeast		
PARCEL ID NO.:	18-31-17-05274-007-0030		
LEGAL DESCRIPTION:	Lot 3, Block 7, Bayview Addition		
ZONING:	Neighborhood Traditional - 3 (NT-3)		

SITE AREA TOTAL:

Lot width: 59.97 feet (measured)
Lot depth: 126.69 feet (measured)
Lot area: 7,607 square feet or 0.17 acres +/-

GROSS FLOOR AREA:

Existing: 2,678 square feet 0.35 F.A.R.
Proposed: 4,945 square feet 0.65 F.A.R. *
Permitted: 4,945 square feet 0.65 F.A.R. **

* Excluding the 300 square feet of garage space for each dwelling unit.

** The applicant is requesting bonuses to the base floor area ratio standard.

DENSITY:

Existing: 3 dwelling units (18 units per acre)
Permitted: 1 dwelling units * (7 units per acre)
Proposed: 2 dwelling units (12 units per acre) **

* One principal dwelling and one accessory dwelling unit.

** Redevelopment of a portion of the grandfathered density is the subject of this application.

BUILDING COVERAGE:

Existing: 2,483 square feet 33% of Site MOL
Proposed: 3,462 square feet 46% of Site MOL

IMPERVIOUS SURFACE:

Existing: 4,542 square feet 60% of Site MOL
Proposed: 4,566 square feet 60% of Site MOL
Permitted: 4,945 square feet 65% of Site MOL

PARKING:

Existing: 3 spaces, including 0 handicapped spaces
Proposed: 4 spaces, including 0 handicapped spaces
Required: 4 spaces, including 0 handicapped spaces

BUILDING HEIGHT:

Existing (approx.): 18.6 feet
Proposed: 23 feet to Beginning of Roofline, 35 feet to Top of Roof Peak
Permitted: 24 feet to Beginning of Roofline, 36 feet to Top of Roof Peak

APPLICATION REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of Section 16.70.040.1.15 of the City Code for site plan review to determine compliance with the criteria for redevelopment.

II. DISCUSSION AND RECOMMENDATIONS:

Background: The subject property consists of one platted lot of record of the Historic Old Northeast Neighborhood Association within the Neighborhood Traditional-3 (NT-3) zoning district. Based on Pinellas County Property Appraiser, the platted lot is approximately 60-feet wide, 127-feet in depth, and 7,620 square feet in lot area. The property is currently developed with a one-

story building established in 1950 containing three (3) dwelling units and a detached garage located in the rear one-third of the lot.

In 2022, a Property Card Interpretation (PCI) 22-41000016 was completed recognizing that three (3) dwelling units were legally constructed on the property. The applicant proposes to redevelop the site with two townhomes.

The current regulations for the NT-3 zoning district allows by right one primary dwelling unit and on accessory dwelling unit per platted lot. In this case two dwelling units are considered grandfathered on the subject property. Per City records, the property has maintained a grandfathered density status due to an active business license since the year 2004 for two dwelling units. Therefore, two dwelling units are legally allowed on the property. The Code provides for redevelopment of grandfathered uses, subject to the Commission's approval of a redevelopment plan.

The Request: The applicant seeks approval of a site plan to redevelop the property with two (2) townhomes. The proposed plan requests a floor area ratio (FAR) bonus of 0.15 (15%). No variances are being requested.

Current Proposal: The applicant proposes to demolish the existing buildings on site to construct the two two-story townhomes. The plan includes front covered porches with walkways to the street curb, rear covered porches, attached two-car garages with concrete driveways in the rear one-third of the lot with access off the existing alleyway, landscaping, and fencing. The site accommodates six (6) parking spaces, whereas 1.25 parking spaces are required for each unit.

Redevelopment Criterion: Pursuant to Code [Section 16.70.040.1.15](#), an application for redevelopment must be reviewed for compliance with the criterion. An analysis follows, based on the City Code criterion to be considered by the Commission.

1. **Building Type.** *Structures shall be required to match the predominate building type in the block face across the street or abutting residential uses.*

Upon staff's analysis of the block face - the properties on both sides of 11th Avenue Northeast between Oak Street Northeast and Locust Street Northeast consist of nine (9) lots excluding the subject property. Of the 9 lots, there are five (5) single-family homes varying between one-story and two-story homes with one (1) accessory unit per lot, and four (4) multi-family dwellings including a two-story duplex, triplex and fourplex. The proposed project is designed as a two-story single-family residence applying the architectural style Folk Vernacular, the townhomes are consistent with the existing building type in the surrounding neighborhood.

2. **Building Setbacks.** *Structures shall be required to match the predominate building setbacks in the block face across the street or abutting residential uses.*

Pursuant to [Section 16.20.010.6](#) of the Code, the proposed building meets the required setbacks for the NT-3 zoning district. Upon staff's analysis of the block face, majority of the properties on the block face do not adhere to the setbacks. The proposed townhomes are consistent with the intent and purpose of NT districts.

- 3. Building Scale.** *Structures shall be required to match the predominate building scale in the block face across the street or abutting residential uses.*

The proposed building will continue to contribute to the predominance of the two-story residential buildings along the street. The newly redeveloped building will be designed consistent with the building type, setbacks, and scale of the existing buildings along the street.

- 4. Site Development and Orientation.** *Structures shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.*

Vehicular access to the proposed garages and parking spaces will be accessed from the alley. Consistent with the composition of the traditional neighborhood, alleyways are the primary means of providing areas for utilities and access to off-street parking.

- 5. Building Mass.** *Building mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be the existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater or the FAR plus bonuses allowed in the zoning district.*

The existing structure on the property has a 0.35 FAR. The applicant has chosen to maximize the FAR of the proposed project and is seeking an additional 0.15 FAR bonus. The proposed development totals a 0.65 FAR. This application meets the criteria that would allow for an additional FAR and is further discussed and analyzed below.

- 6. Building Height.** *Residential structures shall comply with the building height and roof design requirements of the zoning district.*

The proposed townhomes will have a building height of 23-feet to the beginning of the roofline and 35-feet to the top of the roof peak meeting the building height regulations in the neighborhood traditional zoning district.

- 7. Development Across Multiple Lots.** *Structures should be separated by zoning district setbacks; however, if the structures are not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line, equal to or greater than the combined side yard setbacks that would be required for each lot.*

This criterion is not applicable to this case.

- 8. Single Corner Lots.** *Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.*

This criterion is not applicable to this case.

- 9. Traditional Grid Roadway Network.** *For projects equal to or greater than a platted block, extensions of the traditional grid roadway network which: 1) abut the perimeter of the project area; or 2) would logically be extended through the project area are required. Compliance with applicable subdivision and public improvement regulations is required.*

This criterion is not applicable to this case.

10. Non-Traditional Grid Roadway Network. *For projects equal to or greater than a platted block, roadway and pedestrian networks shall meet the following requirements: 1. There shall be at least two points of entry into the project; 2. Sidewalk connections shall be made to surrounding streets; 3. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or anticipated to be redeveloped in the future.*

This criterion is not applicable to this case.

11. Density and Intensity. *Redevelopment projects shall not exceed the legally grandfathered number of units or intensity of use (e.g., if the use is office it cannot change to a more intensive grandfathered use such as retail).*

The proposed redevelopment of the subject property does not exceed the legally grandfathered number of dwelling units.

FAR Bonuses: The criteria for Floor Area Ratio bonuses are set forth under Subsection 16.70.040.1.15.E.3.

(a) *An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.*

The proposed townhomes are designed in the Folk Vernacular architectural style as outlined in the St. Petersburg's Design Guidelines for Historic Properties.

(b) *An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.*

The elevation plans provide hardi-plank siding on four sides of the first and second stories.

The applicant has met the criteria to receive an FAR bonus of 0.15. As a result, the maximum allowable FAR for this redevelopment is 0.65 FAR. The applicant has proposed a 0.65 FAR for this redevelopment.

Public Comments: The subject property is within the Historic Old Northeast Neighborhood Association (HONNA). The association and all owners within 300-feet of the subject property were notified of the request. As of the date of this report, Staff received no formal comments from the association, no comments from CONA or FICO, and received one comment from the public.

Additionally, the applicant underwent and provided the following public participation effort. Though the public participation process may not produce complete consensus on all applications, the effective communication is noted by staff and the DRC:

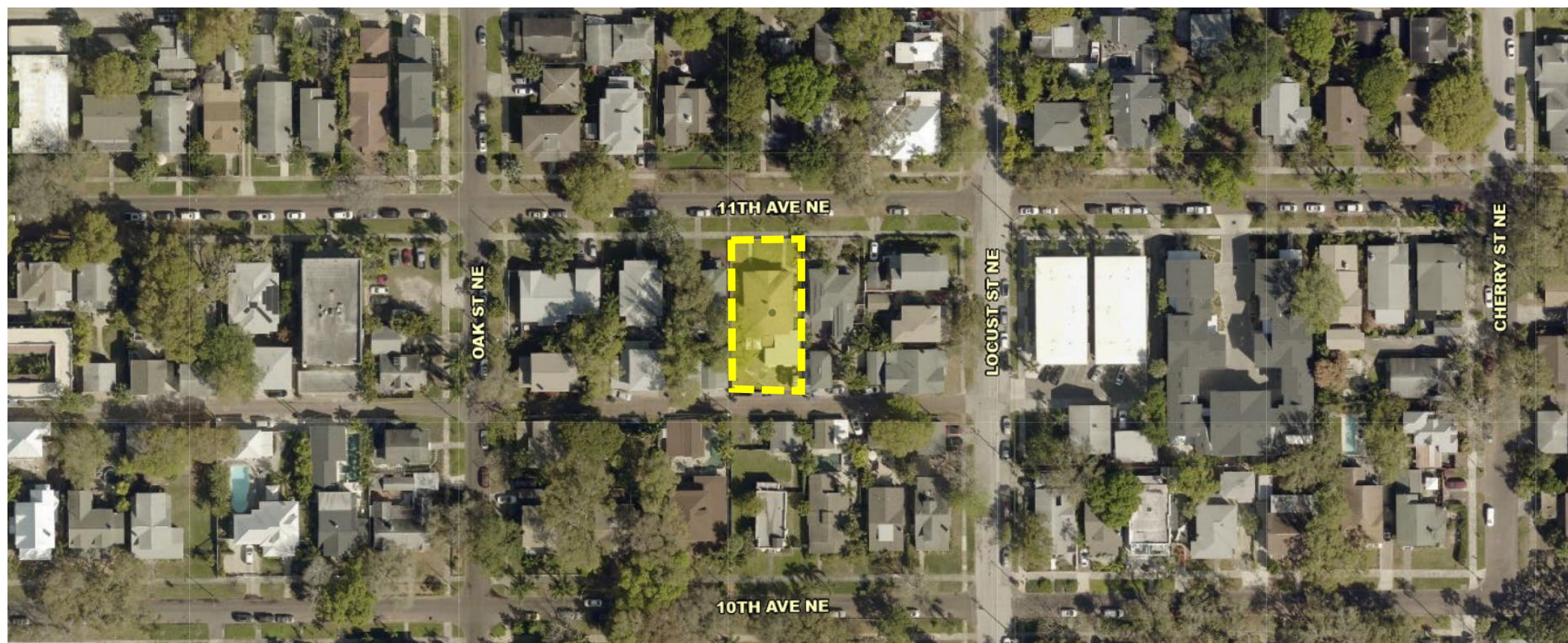
1. On January 9, 2023, and February 6, 2023, the applicant presented the project during a neighborhood association meeting.

STAFF RECOMMENDATION: Based on a review of the redevelopment application according to the stringent evaluation criteria contained within the City Code, the Development Services Department Staff recommends **APPROVAL** of the requested redevelopment plan.

CONDITIONS OF APPROVAL: If the application is approved consistent with the plans submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following conditions:

1. The plans submitted for permitting shall substantially resemble the plans attached to this report. The new construction and associated infrastructure improvements shall comply with all requirements of the NT-3 zoning district. Approval of this variance does not grant or imply variances from other sections of the City Code or other applicable regulations.
2. The site plan submitted for permitting shall depict the locations and setbacks of all proposed ancillary equipment such as garbage cans, air conditioning units, and irrigation equipment. These items shall be provided within interior yards and shall be screened with compliant fencing, finished walls or perimeter landscaping.
3. The plans submitted for permitting shall include all necessary information to demonstrate compliance with the landscaping and irrigation requirements set forth under City Code Sections 16.40.060.2.1.3. and 16.40.060.2.1.4., as applicable.
4. This approval shall be valid through April 5, 2026. Substantial construction shall commence prior to this expiration date. The applicant may request up to two two-year extensions from the POD prior to the expiration. Requests for extension must be filed in writing to the POD prior to the expiration date.

ATTACHMENTS: Location Map
Application
Property Card Interpretation
Survey, Site Plan, Landscape Plan, Floor Plans, & Elevations
Photographs of Surrounding Area



PROJECT LOCATION MAP
Case No.: 22-51000011
Addresses: 334 & 336 11th Ave. NE.

City of St. Petersburg, Florida
Planning & Development Services Department



REDEVELOPMENT

Application No. 22-51000011

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

GENERAL INFORMATION	
NAME of PROPERTY OWNER: Ronald Brown, dba ODA Investments	
Street Address: 721 Brightwaters Blvd NE	
City, State, Zip: St. Petersburg, FL 33703	
Telephone No: (893) 287-3700	Email Address: rbbgm721@gmail.com
NAME of AGENT or REPRESENTATIVE: Canopy BS Phase 2 LLC	
Street Address: 1900 Dr. Martin Luther King Jr. St. N.	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: (727) 655-0480 & (727) 735-2950	Email Address: ben@canopybuilders.com & will.conroy@backstreetscapital.com
PROPERTY INFORMATION:	
Street Address or General Location: 334 11th Ave NE	
Parcel ID#(s): 18-31-17-05274-007-0030	
DESCRIPTION OF REQUEST: Redevelopment of Grandfather use for two attached single-family dwellings	
PRE-APPLICATION DATE: 10/19/2022 PLANNER: SAC	

FEE SCHEDULE

Redevelopment Plan Review \$500.00
 Variance - First Variance \$350.00
 Each additional Variance \$100.00
Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested redevelopment. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: 

Date: 12/02/22

Printed Name: Ben Gelston

*Affidavit to Authorize Agent required, if signed by Agent.

**Zoning District
NT-2 and NT-3**

**CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

Neighborhood Traditional Analysis Calculator	
Site Address:	334 & 336 11th Avenue NE, St Petersburg, FL
Parcel ID or Lot #:	18-31-17-05274-007-0030
Zoning District:	NT-3
Permit # if Known	
1st Submittal Date:	
Revision Date:	

Note: Lot Area and One of the two below lines must be filled in for results to show in grey fields below.

Lot Area in Sq Ft	7,607
Front Yard Area in Sq Ft (area between the front building setback line & the front property line)	1,801
OR	
Front and Street Side yard Area Combined in Sq Ft (Front = area between the front building setback line & the front property line, Side = area between the Street Side building setback line & the Street Side property line)	

Only fill in numerical values in this calculator in the white cells, grey cells have formulas embedded

16.20.010.5 Maximum Development Potential

BUILDING COVERAGE					
Includes all enclosed structures.					
	Lot Total Square Feet	% of Building Coverage Area Allowed	Square Feet of Building Coverage Allowed	Actual Building Coverage in Square Feet	Actual Building Coverage in Percentage
If primary is not one story	7,607	55%	4,184	3,462	45.51%
OR					
If primary is one story	7,607	60%	4,564		0.00%

IMPERVIOUS SURFACE RATIO (Site Ratio)					
Impervious surface means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools, and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers, and other similar surfaces. For purposes of calculating the ISR, 50 percent of the surface area of decks shall be included as impervious surface.					
Deck means a structure consisting of a floor that is raised above the finished grade of the lot, typically, the structure is elevated on piers and constructed of wood or simulated wood materials. The pier construction eliminates the need for changes to the existing grade.					
	Lot Total Square Feet	% of Impervious Area Allowed	Sq Ft Allowed	Actual Impervious Area In Square Feet	Actual Impervious Area In Percentage
Entire Site	7,607	65%	4,945	4,566	60.02%
Interior Lot - Front Yard	1,801	45%	810	253	14.05%
OR					
Corner Lots Only - Front Yard and Street Side Yard Combined	0	25%	0		#DIV/0!

FLOOR AREA RATIO					
<p>Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of all buildings on the site and dividing the sum by the net land area. For example, a floor area ratio of 1.0 means one square foot of building may be constructed for every one square foot of lot area.</p> <p>In the NT zoning districts the FAR includes any enclosed space above the required design flood elevation line, including enclosed garage space, but excludes that portion of the enclosed space that is below the required design flood elevation and up to 500 sf of the floor area of any detached accessory dwelling unit.</p>					
				Total Square Feet	
Total Allowed FAR Base	0.40			3,043	base 0.5x7607= 3804
FAR Potential with Bonuses Requested from Next Page - But cannot exceed max Immediately below this row	0.00				Plus 0.15 traditinal style & siding x7607=1141 plus 600 (300 0 per garage)
Max FAR Allowed is .40 base plus potential of .20	0.60			4,564	5,545

Proposed Gross Floor Area New Plus Existing					
Actual First Floor (Exclude Percentage of Space Below Design Flood Elevation)				2,144	
Actual Second Floor				2,560	
Attic if Accesible via Stair					
Actual Garage				840	
Actual Other Enclosed					
500 Square Foot Exemption for Accessory Dwelling Unit (Enter as Negative 500)					
			Total FAR Requested	5,544	
			Max FAR Allowed	4,564	redevelopmen t 5545

FLOOR AREA RATIO			
Residential Floor Area Ratio Bonus. An FAR bonus of up to 0.20 shall be granted when structures incorporate design elements set forth herein. The following options may be utilized in any combination, however, the maximum FAR bonus is 0.20.			
R Bonus Points Requested	Max Allowed	Bonus Requested	Drawing Detail / Sheet #
a. One story covered front porch with a separate roof structure with a minimum width of 60% of the front façade: 0.08 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08		
b. Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire facade, and .005 bonus for every 1 foot of additional front setback of at least one third of the facade but which is less than the entire facade, no bonus is allowed unless the setback is at least six feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	0.10		
c. Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	0.05/side		
d. Total residential floor area of the second story does not exceed 75% of the first story (excludes garage sf): 0.05 bonus.	0.05		
e. Reduction of the height of both the peak and roofline of a two story building from the maximum allowed height: 0.02 bonus per foot, maximum 0.06.	0.06		
f. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20% of the width of the front façade: 0.04 bonus.	0.04		
g. Side façade articulation: side facades which feature offsets of at least two feet in depth that are at least twelve feet in length that divide the building design and are in the front two thirds of the side facade: 0.02 bonus per side, maximum 0.04.	0.04		
h. Front facade articulation: front facades (excluding the porch) which feature offsets of at least six feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10	0.10		
i. All windows have true or simulated divided light muntins on interior and exterior surfaces: 0.03 bonus.	0.03		
j. One story - principal structure: 0.15 bonus.	0.15		
k. One story - all structures: 0.20 bonus.	0.20		
l. Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties: .10 bonus	0.10		
m. Planting of larger shade trees between the front façade and the curb - 4" min caliper measured 6" above grade, Spread 8" -10", Height 4-ft to 16-ft, 100 gallon container grown: 0.01 bonus per tree, maximum 0.20 bonus.	0.02		
n. LEED or Florida Green Building Coalition Certification: 0.05 bonus.	0.05		
o. Solar Ready: .02 bonus.	0.02		
Total of Bonuses Requested		0.00	

Repetitive Design		
Design of homes on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, architectural details (doors, windows, columns, porches).		
Yes	No	
No		I have another model within three parcels.

16.20.010.11 Building and Site Design**Wall composition and transparency.**

Doors, windows and other appropriate fenestration, architectural details, and features shall be incorporated into all sides of a building. There shall be no blank facades, except that garages located at the rear one-third of the lot may have blank facades but not on the street side.

No portion of a facade shall contain a blank area greater than 16 feet in width.

Facade is the face or elevation of a building:

To determine the facade area:

The area of the regulated exterior facade corresponds to the height measurement from the finished floor to the ceiling of the interior space multiplied by the exterior length.

Less any intersecting wall(s) and exterior roof structure(s) within the above area.

For multiple story building; the exterior facade area corresponding to any floor joist(s) is/are not included.

Fenestration - windows, doors and other exterior openings in a building and includes trim, shutters and other architectural details and features.

Entry doors and garage doors count toward fenestration.

Transparency - glass or other transparent or translucent materials that are installed on the exterior facade.

On front, street side, or rear elevations on corner lots the area of the opening in a porch which has no wall in the background counts towards transparency.

On interior side elevations the area of the opening in a porch counts towards transparency.

Height in Feet - Floor to Ceiling			Total Sq. Ft of Façade	Fenestration Required	Square Ft Actual Fenestration	Transparency Required	Square Ft Actual Transparency
Front Elevation	Façade Length in Feet			30%		50.00%	
10.00	44.67	First Floor	446.7	134.01	243.11	67.005	73.92
10.00	44.67	Second Floor	446.7	134.01	210.32	67.005	90.01
		Total	893.40	268.02	453.43	134.01	163.93
Interior Side Elevation Right	Façade Length of front 2/3			20%		50.00%	
10.00	60.45	First Floor	604.5	120.9	270.91	60.45	163.89
10.00	46.67	Second Floor	466.7	93.34	164.52	46.67	66.52
		Total	1071.20	214.24	435.43	107.12	230.41
Interior Side Elevation Left	Façade Length of front 2/3			20%		50.00%	
10.00	60.45	First Floor	604.5	120.9	269.12	60.45	163.89
10.00	46.67	Second Floor	466.7	93.34	160.45	46.67	66.52
		Total	1071.20	214.24	429.57	107.12	230.41
Street Side	Façade Length in Feet			30%		50.00%	
0.00	0.00	First Floor	0	0		0	
0.00	0.00	Second Floor	0	0		0	
		Total	0.00	0.00	0.00	0.00	0.00
Rear Elevation	Façade Length in Feet			10%		50.00%	
10.00	44.67	First Floor	446.7	44.67	294.35	22.335	41.62
10.00	44.67	Second Floor	446.7	44.67	387.85	22.335	4.28
		Total	893.40	89.34	682.20	44.67	45.90

REDEVELOPMENT

NARRATIVE (PAGE 1)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. A separate letter addressing each of the criteria may be provided as a supplement to this form.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 334 11th Ave N	Case No.:
Detailed Description of Project and Request: Redevelopment of Granfather Use for a two story, two unit townhome	
<p>1. Building Type. Describe how the proposed building type (e.g. single-family homes with garage apartments, duplexes, multi-family uses, etc.) will match the predominate building type in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building type for perimeter structures will match the predominate building type in the block face across the street.</p> <p>The existing structure supports a triplex; however, one unit is abandoned due to failure to maintain the appropriate business tax license; therefore, the proposed structure will maintain the appropriate existing density of two units in the redevelopment of a two-story, two-unit townhome.</p> <p>The proposed structure will complement the existing block face with two, two-story, attached single-family townhomes to be sold separately. This redevelopment of two single-family dwelling will complement the predominance of single-family homes, multiple duplex-triplex-fourplex, and even apartment along the 11th Ave NE block face</p> <p>Given approval of the reinstatement and redevelopment, a lot split will follow to delineate the two attached single-family townhomes</p>	
<p>2. Building Setbacks. Describe how the proposed building setbacks (including both perimeter and interior setbacks) will match the predominate building setbacks in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building setbacks for perimeter structures will match the predominate building setbacks in the block face across the street.</p> <p>The existing front building setback is 25.2' from the Northern property line. The front setback for the proposed structure will increase to 30' from the Northern property line with a front stoop setback of 20' and a front porch setback of 23'.</p>	
<p>3. Building Type. Describe how the proposed building scale (one-story or two-story principle structures) will match the predominate building scale in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed building scale for perimeter structures will match the predominate building scale in the block face across the street.</p> <p>The exterior specifications for the proposed Folk Venacular structure will complement the existing streetscape of 1-story and 2-story structures.</p> <p>The buildings to the west of this parcel support a two-story structures.</p>	

REDEVELOPMENT

NARRATIVE (PAGE 2)

All applications for redevelopment must provide justification for the requested redevelopment based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. Site Development and Orientation. Describe how the proposed site development and orientation (e.g. location of buildings, front entries, driveways, parking, and utility functions) will match the predominate development pattern in the block face across the street, for projects less than a city block. For projects equal to or greater than one city block, describe how the proposed development pattern for perimeter structures will match the predominate development pattern in the block face across the street. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.</p> <p>The proposed attached single-family townhomes are consistent with predominant conditions along 11th Ave NE and account for alley access via two (2) rear load garages. The principal structure will be located towards the parcel's frontage along 11th Ave NE.</p> <p>Potable utilities will supply the structure from the front and sanitary lines are fed to the rear, in the alley.</p>
<p>5. Floor area Ratio Bonuses. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonuses. If bonuses are required, please complete the following questions:</p> <p>a. <u>FAR Bonus of 0.10</u> – An FAR bonus of 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's Neighborhood Design Review Manual or the Land Development Regulations. Describe the principle architectural style of the proposed building and explain how it uses the correct proportions, fenestration patterns, details, and materials of the recognized style.</p> <p>Please refer to the Zoning Compliance Calculator included in this package.</p> <p>The architectural style is Folk Venacular</p>
<p>b. <u>FAR Bonus of 0.05</u> – Describe whether the proposed building is finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick, or stone. Vinyl or aluminum siding and smooth or knock down stucco shall not qualify for this bonus.</p> <p>The proposed principal structure will consist hardi-plank siding on 4-sides of the first and second story.</p>



Pre-Application Meeting Notes

Meeting Date: 10/19/2022 Zoning District: NT-3
Address/Location: 334 11TH Avenue Northeast
Request: Approval of the reinstatement on one dwelling unit for a total of three units and a two-story two unit town home reinstatement.
Type of Application: Reinstatement/ Redevelopment Plan Staff Planner for Pre-App: SAC
Attendees: Patrick Farese

Neighborhood and Business Associations within 300 feet:

Assoc.	Contact Name:	Email:	Phone:
Historic Old Northeast Neigh. Assoc.	John Johnson	Honnapresident@gmail.com	917-532-1732

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: Three units were constructed on-site per PCI 22-41000016 however one of the duplex units is abandoned due to failure to maintain the required business tax license for property. Given the abandoned status of one of the grandfathered units, a reinstatement is required prior to redevelopment. Upon completion, as proposed, the two duplex units could be redeveloped into the two two-story townhouses units each consisting of three bedrooms, two and a half bathrooms, with alley loading two car garages. Staff indicated the additional information would be needed to complete the plans (exterior wall dimensions, building peak and porch heights, landscaping, NT-3 district calculations, defined architectural styles, FAR bonus narratives, etc.) to complete the proposed plans. Staff would have to deliberate over a completed application to determine support for the request. Both applications may be submitted together. Proof of 10 day notices of intent to file would be required for CONA, FICO, and HONNA. A Lot Split application can be applied for after the Redevelopment Plan has been heard by the DRC.



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Ronald Brown dba ODA Investments LLC

This property constitutes the property for which the following request is made

Property Address: 334 11th Ave NE, St. Petersburg, FL 33701

Parcel ID No.: 18-31-17-05274-007-0030

Request: Redevelopment of Grandfather Use

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Canopy Builders, Ben Gelston

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above-described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner):

Ronald Brown

W B Brown

Ronald A Brown

Printed Name

W B Brown
owner

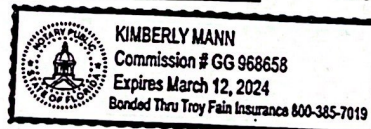
Sworn to and subscribed on this date

Identification or personally known: Ronald Brown

Notary Signature: [Signature]

Date: 9-2-22

Commission Expiration (Stamp or date):



As owner of the subject property, I understand that a property card interpretation (PCI) may have serious implications addressing the legality of my property. If my opinion differs from that of the PCI, I also understand that I have 15-days upon receipt of the PCI to request reconsideration, and 10-days upon receipt of the subsequent reconsideration to submit an appeal of the decision, which will be heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then I may apply for reinstatement.

REDEVELOPMENT

PUBLIC PARTICIPATION REPORT

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
(1/9/2023) HONNA January Meeting [Invite ONLY]	
(2/6/2023) HONNA Febuary Meeting [Invite ONLY]	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
(1/9/2023) Emailed notification, plans, Reinstatement application, and Redevelopment application to honnapresident@gmail.com, variance@stpeteconacona.org, kleggs11@outlook.com, and Katrina.Lunan-Gordon@stpete.org	
(1/9/2023) Spoke with former HONNA President John Johnson [(917) 532-1732] about the application following the email correspondance to the new HONNA President Nick Bell	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
Available upon request, via email at patrick@canopybuilders.com	
2. Summary of concerns, issues, and problems expressed during the process	
Previous owner invalidated business license by using the duplex's garage as a habitable unit creating a non-conforming triplex.	
NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpeteconacona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input type="checkbox"/> Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>1/9/2023</u>	
<input type="checkbox"/> Attach the evidence of the required notices to this sheet such as Sent emails.	

Subject: FW: Reinstatement & Redevelopment | 22-52000006 & 22-51000011 | 334 11th Avenue NE
Date: Monday, January 9, 2023 at 4:26:30 PM Eastern Standard Time
From: Patrick Farese
To: honnapresident@gmail.com, variance@stpetecon.org, kleggs11@outlook.com
CC: Katrina.Lunan-Gordon@stpete.org
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, 334 11th Ave NE_Redevelopment Application_No Drawings.pdf

All,

Please find the Redevelopment application for 334 11th Ave NE attached.

Thank you,
PF

From: patrick@canopybuilders.com <patrick@canopybuilders.com>
Date: Monday, January 9, 2023 at 4:22 PM
To: honnapresident@gmail.com <honnapresident@gmail.com>, variance@stpetecon.org <Variance@stpetecon.org>, kleggs11@outlook.com <kleggs11@outlook.com>
Cc: Katrina L. Lunan-Gordon <Katrina.Lunan-Gordon@stpete.org>
Subject: Reinstatement & Redevelopment | 22-52000006 & 22-51000011 | 334 11th Avenue NE

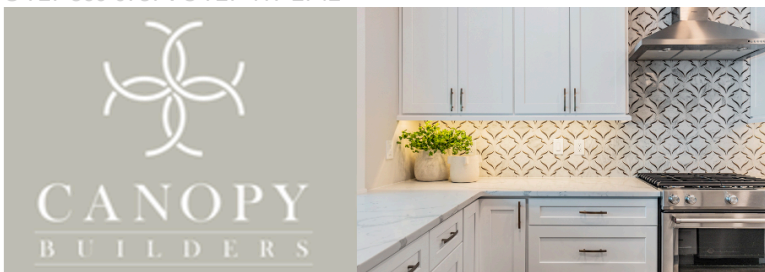
John Johnson, Kimberly Frazier-Leggett, Judy Landon,

The attachments in this email serve as a notice of Canopy Builders' intent to file a Reinstatement and Redevelopment on behalf of ODA Investments for 334 11th Ave NE, St. Petersburg, FL 33701.

As required by the City of St. Petersburg's Land Development Code, we are notifying your organizations of our intent to apply for a reinstatement and redevelopment of Lot 3 currently identified as parcel #18-31-17-05274-007-0030 and addressed as 334 11th Ave NE. The proposed application reinstates the business tax licenses associated with the existing duplex and allows for the redevelopment of the proposed duplex.

Since the file size of the Redevelopment exceeds 33 MB, I will follow up with an additional email.

Respectfully,
Patrick Farese
Land Development & Permitting
O 727-560-0737 | C 727-417-2742





September 16, 2022

ODA Investments, LLC
115 27th Avenue NE
St. Petersburg, FL 33704

RE: PROPERTY CARD INTERPRETATION: 22-41000016
Property Generally Located At: 334 (a.k.a. 336 & 336 ½) 11th Avenue NE
Parcel ID No.: 18-31-17-05274-007-0030
Legal Description: BAYVIEW ADD BLK 7, LOT 3

To Whom It May Concern:

A Property Card Interpretation letter has been completed for the above-referenced property. The following findings have been made:

LEGAL NUMBER OF DWELLING UNITS

1. The property is zoned NT-3, which allows one (1) single-family and one (1) accessory dwelling unit in compliance with the land development regulations. The City will recognize more than the currently allowed number of units on the property if the units were legally constructed.
2. The property card for the lot, which covers the period between the inception of the property card, (1949), and 1987, indicates there is a duplex dwelling and a "one room and bath apartment," which was added to the existing duplex (see attached).
3. From 1988 to present, additional maintenance-type permits such as roofing have been issued for the property.
4. The County Property Appraiser's website shows three (3) units on the property.
5. Accordingly, the interpretation can be made that **three (3) dwelling units were legally constructed on the property.**

LEGAL STATUS OF DWELLING UNITS

1. When there are more units on the property than permitted by the current zoning, the additional units are considered grandfathered dwelling units. In this case, there are two (2) additional units.
2. Dwelling units may lose their grandfathered status and become abandoned for the following reasons:
 - a. Not occupied due to violations of building, nuisance, or other public health, welfare, and safety codes for a continuous period of one year or for intermittent periods amounting to one year or more within any two-year period.



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7111

- b. Not occupied for a continuous period of two years. For residential units and uses, such occupancy must be as a tenant or owner and may not be incidental to the occupant's employment as caretaker or security person for the property.
 - c. No business tax certificate issued for the property or the units that are subject to abandonment for a continuous period of two years or for intermittent periods amounting to two years or more within any three-year period.
- 3. The Pinellas County Property Appraiser's website shows that the property has not been homesteaded.
- 4. City Business Tax has been paid for two (2) rental units since at least 2004 (under the address 336 ½ 11th Avenue NE).
- 5. Therefore, **two (2) dwelling units are legally allowed on the property**. The third unit is considered abandoned and is required to be Reinstated before it is utilized or rented as a dwelling unit.
- 6. If the owner desires to reinstate the unit, then approval of a Reinstatement application is required. Please contact devrev@stpete.org to schedule a required pre-application meeting for a Reinstatement.
- 7. If the property owner desires to substantially modify the units, a Redevelopment Application may be submitted to the Development Review Services Division of the City prior to demolition or modification of the units and after a Reinstatement has been approved. Please contact devrev@stpete.org to schedule a required pre-application meeting for a Redevelopment Plan.

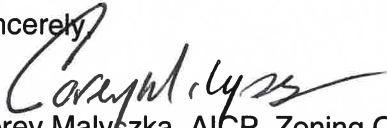
Appeal

If you have evidence that the findings of this interpretation are incorrect, you may submit a reconsideration request within 15 days of the receipt of this letter. An appeal must be filed within 10 days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. An appeal is a statement on your part that you do not believe that the findings of this determination are correct and that you have evidence to refute the finding. For a reconsideration or appeal, you must submit a cover letter and whatever evidence is referenced in your letter. The 30-day deadline does not apply to applications for reinstatement.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have questions about the appeal or the Development Review Commission, please feel free to contact the Clerk at (727) 892-5498.

Sincerely,


Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Attachments: City Property Card, Pinellas County Property Card, Application

* 334 BUILDING	ELECTRICAL	183117 PLUMBING E-8
<p>Location: 334-11th Avenue N.E.</p> <p>#74334-F - 6/11/49 - \$9500 Owner Clarence L. Moor - Six room and two bath residence (37' x 60')(Type D) W. T. Wallace, Contractor</p> <p>#7864A - 8/6/54 - \$300 Owner C. L. Moor - 3/4 ton air conditioner. C. A. Salter, Contractor</p> <p>#17474A-F - 10/10/55 - \$2800 Owner Mrs. G. L. Moor - Add one room and bath apartment to existing duplex (16' x 21')(Type V) Security Homes, Contractor. State Hotel \$4062</p> <p>#32318A-F - 7/17/57 - \$1000 Owner Cora Clutterbarn - Erect detached garage rear yard area (12' x 22')(Type V) Security Homes, Contractor R-4</p>	<p>#4453B - 7/30/49 - W. Wallace Owner - Saw Pole</p> <p>#4679B - 8/18/49 - W.T.Wallace Doyle - 21c 19sw 26p 3ws 4-meters 2-ranges 2-w.heaters</p> <p>#4780E - 8-16-54 - L. C. Moor Hayes Elec. - 1-air cond. unit (336 - 11 Ave. N. E.)</p> <p>#3589F - 10/21/55 - Security Tucker Elec. - 3c 3sw 7p 3ws 1-meter 1-range 1-w.heater</p> <p>#4485 A-3/27/58-C.Clutterham Con-Hobbs Elec. 3p (Apt#3) (336 1/2-11th Ave. N. E.)</p>	<p>#8533 - 8/22/49 - W.T.Wallace P.L.Roberts - 2C 2L 2S 2B 2ET 1-shower 1-tray</p> <p>#8291C - 10/20/55 - Security S & W Plbg. - c-1-s-b-ewh</p> <p>#P2337C - 5/19/76 - Ulrich Realty Ralph W.Hay Plbg - repl 1-ewh (336 1/2)</p> <p style="text-align: center;">GAS</p>
SIGNS	SEWER	SEPTIC TANK
	<p>#182 - 10/19/49 - W.T.Wallace P.L.Roberts</p> <p>#169 - 10/13/49 - W.T.Wallace P.L.Roberts</p> <p>#8291C - 10/20/55 - Security S & W Plbg. - inspection only</p>	

#380851 - 8/14/60 - 800

ELECTRICAL PERMITS

Owner Cora Clatterham - Add Florida room (9' x 9')(Type V) Clark Const., #2713D - 8/10/60 - Clubberham
Contractor (336 - 11th Ave. N.E.) Keesler Elec. - 3ws 100amp #3 RH
1-meter 1-1 ton air cond.

#92073 - RM12 - 4/21/83 - \$2,530

Owner Rollan Millard-Tear off &
reroof Class A asphalt roof shingles (Type V) Charles Roofing - Contr

REVIEW DATE	10/08/2021
FIELD NUMBER	240
REVIEW TYPE	Permit

[illegible]



PROPERTY CARD INTERPRETATION (PCI)



Application No. 22-41000016

A Property Card Interpretation (PCI) will identify lawful uses of property. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Ronald Brown dba ODA Investments LLC

Street Address: 721 Brightwaters Blvd NE

City, State, Zip: St. Petersburg, FL 33703

Telephone No: (813) 287-3700

Email Address: rbbgm721@gmail.com

NAME of AGENT or REPRESENTATIVE: Canopy BS Phase 2 LLC

Street Address: 1900 Dr. Martin Luther King Jr. St. N.

City, State, Zip: St. Petersburg, FL 33704

Telephone No: (727) 6550480 & 7352950 Email Address: ben@canopybuilders.com & will.conroy@backstreetscapital.com

PROPERTY INFORMATION:

Street Address or General Location: 334 11th Ave NE

Parcel ID#(s): 18-31-17-05274-007-0030

Legal Description (may be attached):

See attached survey.

FEE SCHEDULE

The fee for a property card interpretation application: \$60.00 (1st hour of research, plus \$50.00 per hour thereafter)
Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

As owner of the subject property, I understand that a property card interpretation may have serious implications addressing the legality of my property. If my opinion differs from that of the PCI, I also understand that I have 15-days upon receipt of the PCI to request reconsideration, and 10-days upon receipt of the subsequent reconsideration to submit an appeal of the decision, which will be heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then I may apply for reinstatement.

Signature of Owner / Agent*: 

Date: 9-2-22

*Affidavit to Authorize Agent required, if signed by Agent.

UPDATED 09-30-16



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Ronald Brown dba ODA Investments LLC

This property constitutes the property for which the following request is made

Property Address: 334 11th Ave NE, St. Petersburg, FL 33701

Parcel ID No.: 18-31-17-05274-007-0030

Request: Redevelopment of Grandfather Use

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Canopy Builders, Ben Gelston

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above-described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

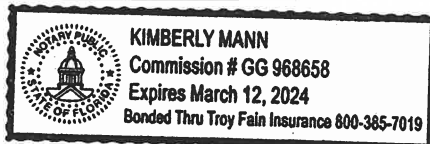
Signature (owner): [Signature] Ronald Brown
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Ronald Brown

Notary Signature: [Signature] Date: 9-2-22

Commission Expiration (Stamp or date):



As owner of the subject property, I understand that a property card interpretation (PCI) may have serious implications addressing the legality of my property. If my opinion differs from that of the PCI, I also understand that I have 15-days upon receipt of the PCI to request reconsideration, and 10-days upon receipt of the subsequent reconsideration to submit an appeal of the decision, which will be heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then I may apply for reinstatement.

PROPERTY CARD INTERPRETATION (PCI) *NARRATIVE and CHECKLIST*

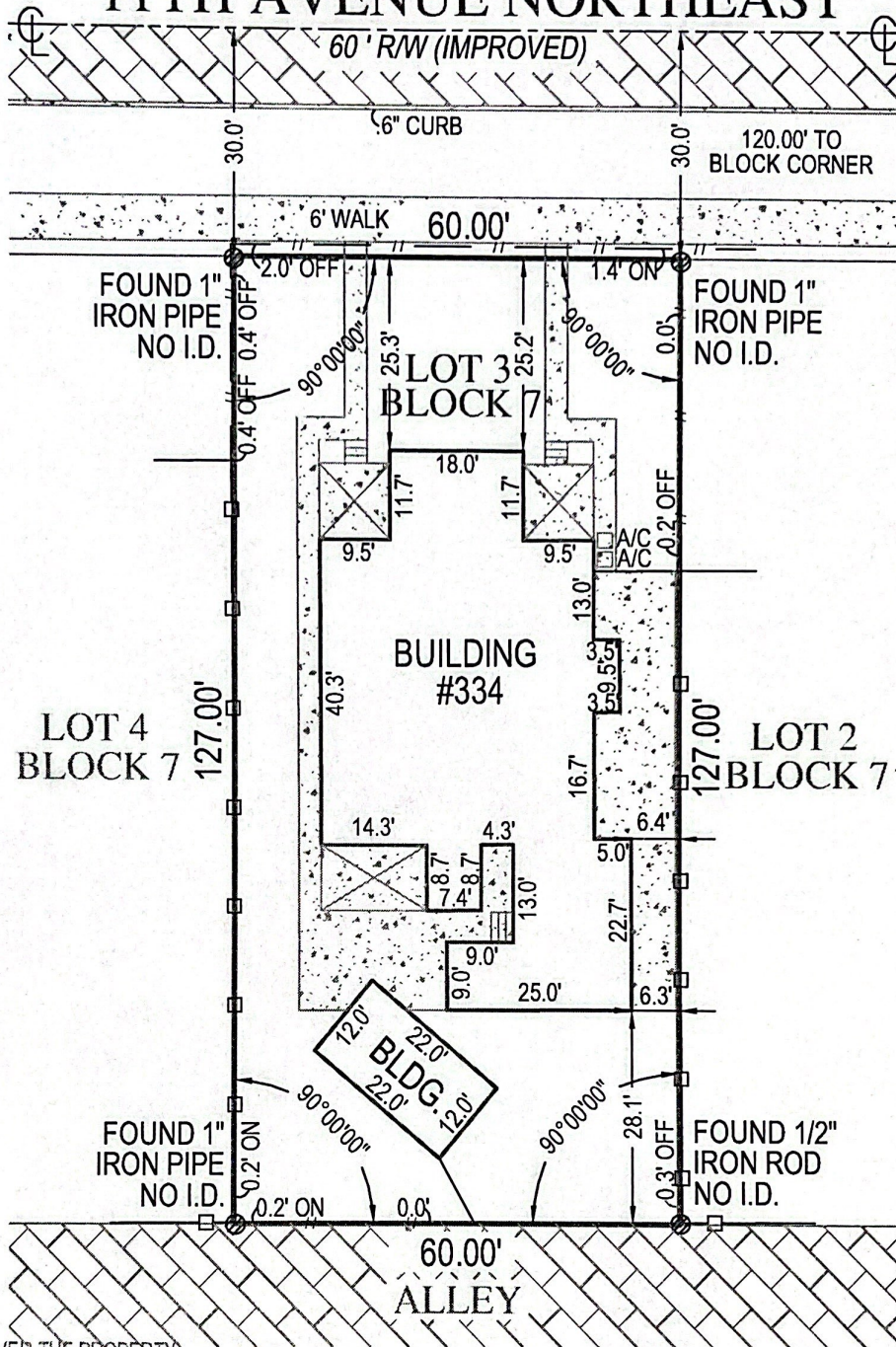
ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
A property Card Interpretation will research the grandfathered status of land use types at the subject property and may determine how many legal dwelling units may exist on the subject property.	
1. What is the current use of the property?	Duplex - 4-plex
2. How many dwelling units exist at the property?	3
3. How many rooming units exist at the property?	
4. Does the owner occupy the property as his or her permanent residence?	NO
5. When was the last time the property was owner-occupied? MONTH _____ YEAR _____	
6. Are the dwelling units or rooming units currently occupied?	NO
a. If yes, how many units are currently occupied?	N/A
b. If yes, where are the units located within the structure(s)?	N/A
7. On what date did you purchase the property?	7/28/2021
CHECKLIST	
<input type="checkbox"/>	Completed PCI application form;
<input type="checkbox"/>	Application fee;
<input type="checkbox"/>	Affidavit to authorize agent, if agent signs;
<input type="checkbox"/>	A floor plan for each dwelling unit or rooming unit drawn to scale with dimensions;
<input type="checkbox"/>	Scaled, site plan of the entire property;
<input type="checkbox"/>	Dimensions of the lot;
<input type="checkbox"/>	Dimensions and locations of all buildings and other structures;
<input type="checkbox"/>	Parking spaces;
<input type="checkbox"/>	Ingress / egress points.

Notice: A request for reconsideration must be filed within 15-days following delivery of the PCI to the property owner. An appeal must be filed by the property owner within 10-days following delivery of the subsequent reconsideration. Appeals are heard before the Development Review Commission. If the PCI indicates abandoned grandfathered dwelling units, then the property owner may apply for reinstatement.

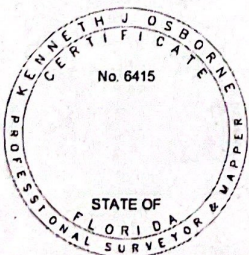
BOUNDARY SURVEY

11TH AVENUE NORTHEAST



SURVEY NOTES
CONCRETE WALK CROSS OVER THE PROPERTY
LINE ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**KENNETH
OSBORNE**

Digitally signed by
KENNETH OSBORNE
Date: 2021.07.21
09:22:05 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

(SIGNED) *Kenneth J. Osborne*
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION AND CERTIFICATION

LOT 3, BLOCK 7, SNELL AND HAMLETT'S BAYVIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Community Number: 125148 Panel: 0217 Suffix: G F.I.R.M. Date: Flood Zone: X Field Work: 7/19/2021

Certified To:

RONALD A. BROWN; VAUGHN LAW PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:

334 11TH AVENUE NORTHEAST
ST. PETERSBURG, FL 33701

Survey Number: 493239














Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

 **TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407

PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

Plan Legend	
EXISTING TREES TO BE REMOVED SHOWN THUS:	
ROOF LINES SHOWN THUS:	-----
ROOF SLOPE SHOWN THUS:	▶
GRADE SLOPE SHOWN THUS:	~▶
EXISTING GRADE ELEVATION SHOWN THUS:	+0.00'
PROPOSED GRADE ELEVATION SHOWN THUS:	00.00

Landscaping Legend & Specifications	
PROPOSED AZELEA (RHODODENDRON INDICUM) SHRUB 18" MIN. HEIGHT, - PLANTING LOCATION SHOWN THUS:	○
PROPOSED TREE: RED MAPLE, (ACER RUBRUM) 4" MIN. CALIPER MEASURED 6" ABOVE GRADE, SPREAD 8'-10', HEIGHT 14-FT TO 16-FT, 100 GALLON CONTAINER GROWN, SHOWN THUS:	⊙
IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL. SYSTEM TO BE DESIGNED TO AVOID RUNOFF, OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKWAYS, ROADWAYS OR STRUCTURES. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.	
NOTE: VEGETATIVE GROUND COVER TO BE INSTALLED WITHIN ALL PERMEABLE AREAS OF THE PROPERTY AND ABUTTING RIGHTS-OF-WAY. THE INSTALLATION OF ST. AUGUSTINE TURF (SOD) AT THE PROPERTY IS LIMITED TO A MAXIMUM OF 50% OF THE PERMEABLE AREA OF THE LOT; HOWEVER OTHER TYPES OF SOD AND VEGETATIVE PLANT MATERIAL ARE REQUIRED ON THE REMAINDER OF THE SITE. ANY SUCH MULCH AREAS WILL REQUIRE 1 PLANT/10 SF OF MULCH.	

Notes	
1. TREE REMOVAL IS NOT PART OF THIS PERMIT AND REMOVAL OF CODE PROTECTED TREES, OR TRIMMING OF GRAND TREES, REQUIRES A SEPARATE PERMIT APPROVAL.	
2. A ZONING INSPECTION IS REQUIRED TO VERIFY COMPLIANCE WITH THE APPROVED PLANS. MODIFICATIONS SHALL REQUIRE PLAN RESUBMITTAL AND APPROVAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).	
3. EXISTING PROPERTY CONDITIONS SHOWN HEREON ARE DERIVED FROM A BOUNDARY, TREE & TOPOGRAPHIC SURVEY, JOB #2204-60, DATED 8/30/22, PERFORMED BY JOHN C. BRENDLA AND ASSOCIATES, INC.	

Site Data Table		
DESCRIPTION NT-3:	REQUIRED/ALLOWED:	ACTUAL:
LOT AREA:	7620 SF	7607 SF
RESIDENTIAL BUILDING COVERAGE:	(4183 SF) 0.55	(3462 SF) 0.46
TOTAL SITE ISR:	(4945 SF) 0.65	(4566 SF) 0.60
FRONT YARD (1801SF) ISR:	(810SF) 0.45	(253 SF) 0.14
FAR (**0.50 BASE+0.15 BONUSES+600SF GARAGES):	(5545 SF)	(5544 SF)
**BONUSES: 0.10 TRADITIONAL STYLE 'FOLK VERNACULAR' + 0.05 LAP SIDING + 300SF EACH GARAGE (600SF TOTAL GARAGE AREA)		

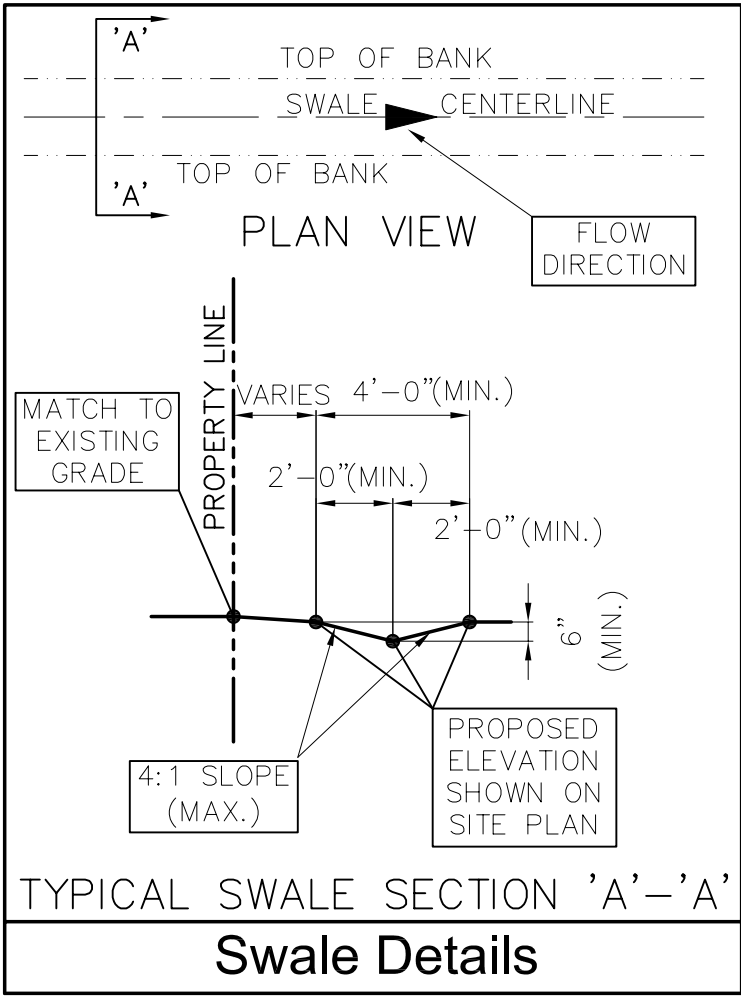
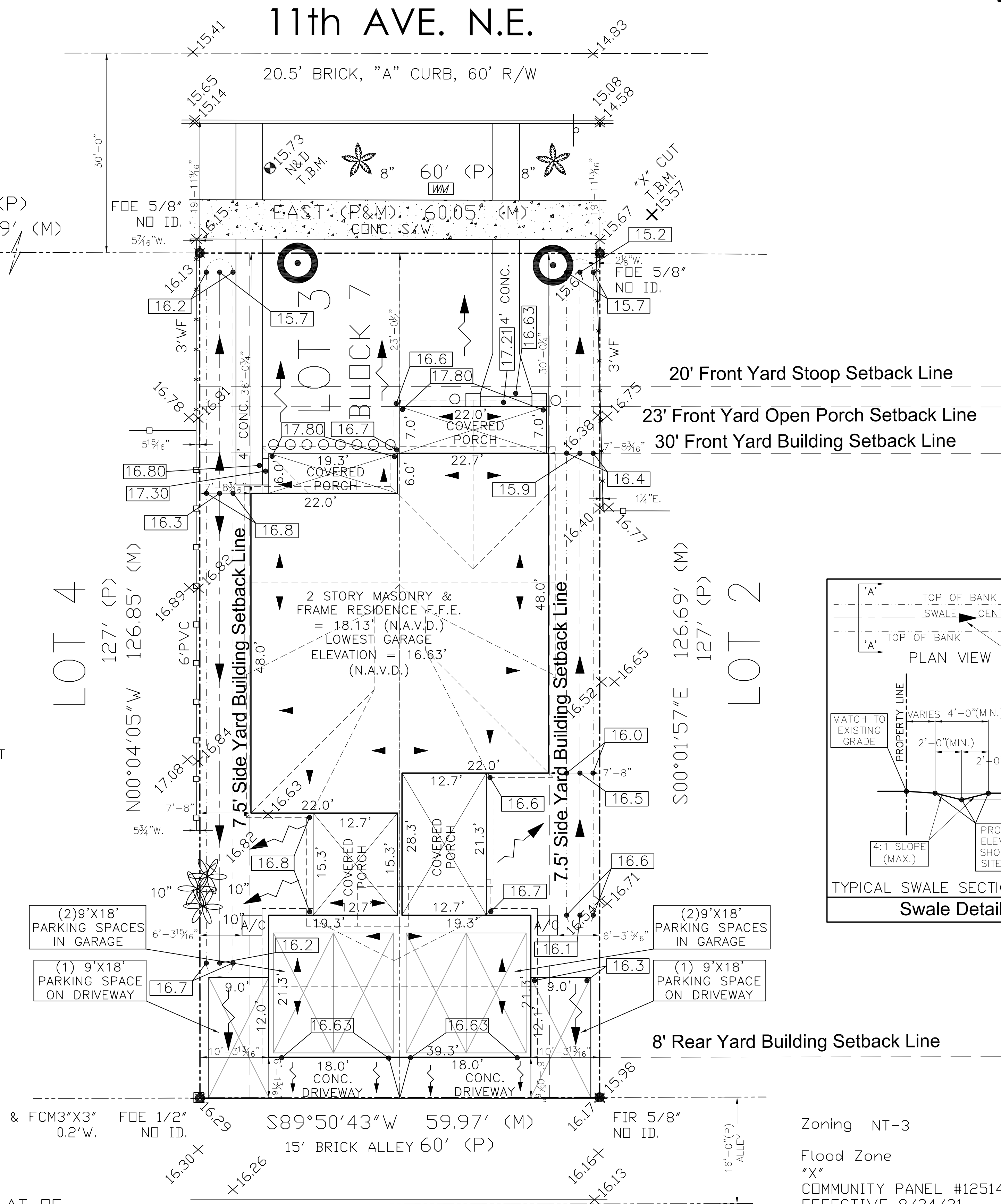
N&D	= NAIL & DISK
FPP	= FOUND PINCHED PIPE
FIR	= FOUND IRON ROD
FOE	= FOUND OPEN END PIPE
FCM	= FOUND CONC. MONUMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT
CONC	= CONCRETE
R/W	= RIGHT OF WAY
S/W	= SIDEWALK
T.B.M.	= TEMPORARY BENCHMARK
C/C	= COVERED CONCRETE
PVC	= VINYL FENCE
WF	= WOOD FENCE
WM	= WATER METER
□	= CLEANOUT
⊞	= CABLE T.V.
⊞	= TRAFFIC SIGN
✱ DIA"	= PALM TREE
✱ DIA"	= BIRD OF PARADISE TREE
+0.00	= SPOT ELEVATION

LEGAL DESCRIPTION

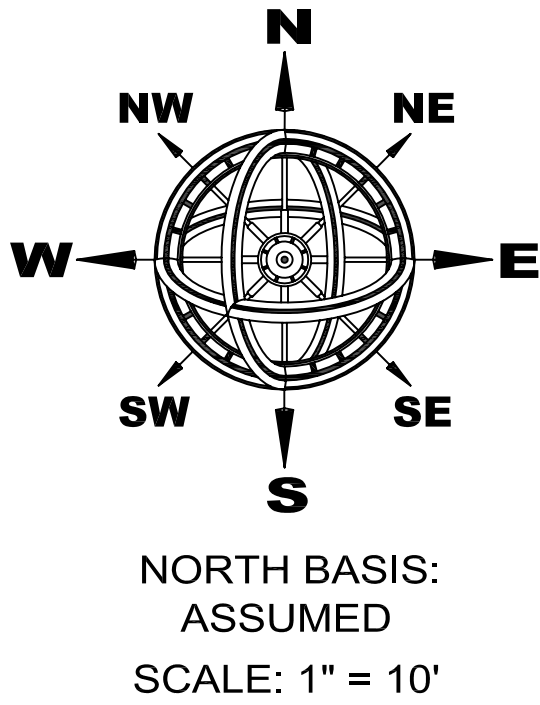
LOT 3, BLOCK 7, ACCORDING TO THE PLAT OF SNELL AND HAMLETT'S BAYVIEW ADDITION AS RECORDED IN PLAT BOOK 6, PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

SECTION 38, TOWNSHIP 31S, RANGE 17E

OAK STREET N.E.



Zoning NT-3
Flood Zone
"X"
COMMUNITY PANEL #125148 12103C0217 H, EFFECTIVE 8/24/21
Basis of Bearings:
NORTH BOUNDARY
ASSUMED EAST
Benchmark:
CITY OF ST. PETE #21
EL. = 113.53' CITY DATUM, ADJUSTED TO
EL. = 15.65' N.A.V.D. M.S.L. = 0.00'



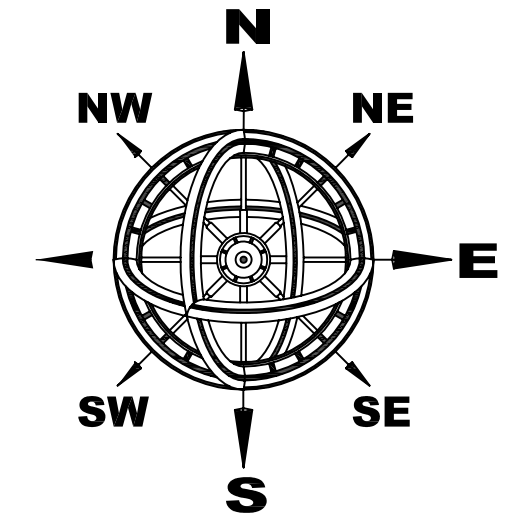
Project No. APC-2226 - Scale: 1"=10'-0"
11th Avenue Villas
334 & 336 11th Avenue Northeast
St Petersburg, Florida

Date Issued: 04-12-22	Revision:
No.:	Date:

Site Plan
ALDERMAN Planning
COMPANY
Phone: 813.833.5161
617 Marshall Street, Lexington, VA 24450


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SECTION 38, TOWNSHIP 31S, RANGE 17E




NORTH BASIS:
ASSUMED
SCALE: 1" = 10'

Plan Legend

EXISTING TREES TO BE
REMOVED SHOWN THUS: 


ROOF LINES SHOWN THUS: -----

EXISTING TREES SHOWN THUS:

 DIA = PALM TREE

 DIA = BIRD OF PARADISE TREE

Landscaping Legend & Specifications

PROPOSED AZELEA (RHODODENDRON INDICUM)
SHRUB 18" MIN. HEIGHT, - PLANTING
LOCATION SHOWN THUS: 

PROPOSED TREE: RED MAPLE, (ACER RUBRUM)
4" MIN. CALIPER MEASURED 6" ABOVE GRADE,
SPREAD 8'-10', HEIGHT 14-FT TO 16-FT, 100
GALLON CONTAINER GROWN, SHOWN THUS:

IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL. SYSTEM TO BE DESIGNED TO AVOID RUNOFF, OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO OR OVER ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKWAYS, ROADWAYS OR STRUCTURES. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

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Notes

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2. A ZONING INSPECTION IS REQUIRED TO VERIFY COMPLIANCE WITH THE APPROVED PLANS. MODIFICATIONS SHALL REQUIRE PLAN RESUBMITTAL AND APPROVAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
3. EXISTING PROPERTY CONDITIONS SHOWN HEREON ARE DERIVED FROM A BOUNDARY, TREE & TOPOGRAPHIC SURVEY, JOB #2104-75, DATED 5/17/21, PERFORMED BY JOHN C. BRENDLA AND ASSOCIATES, INC.

OAK STREET N.E.

11th AVE. N.E.

20.5' BRICK, "A" CURB, 60' R/W

180' (P)
179.99' (M)

EAST (P&M) 60.05 (M)
CONC. S/W

LOT 3
BLOCK 7
26' 5 1/4'

2 STORY MASONRY &
FRAME RESIDENCE F.F.E.
= 18.13' (N.A.V.D.)
LOWEST GARAGE
ELEVATION = 16.63'
(N.A.V.D.)

S89°50'43"W 59.97' (M)
15' BRICK ALLEY 60' (P)

LEGAL DESCRIPTION

LOT 3, BLOCK 7, ACCORDING TO THE PLAT OF
SNELL AND HAMLETT'S BAYVIEW ADDITION
AS RECORDED IN PLAT BOOK 6, PAGE 11
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,
OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

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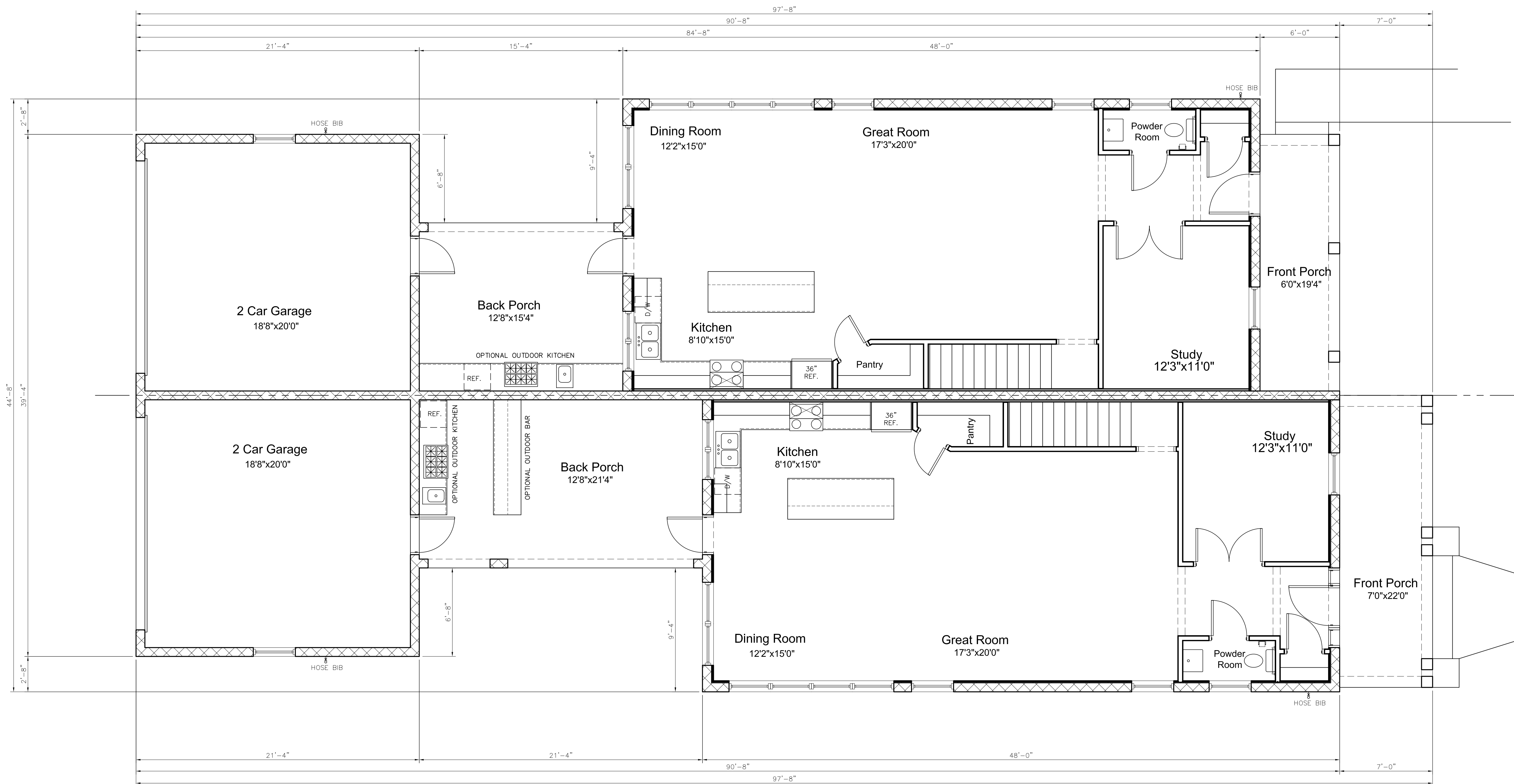
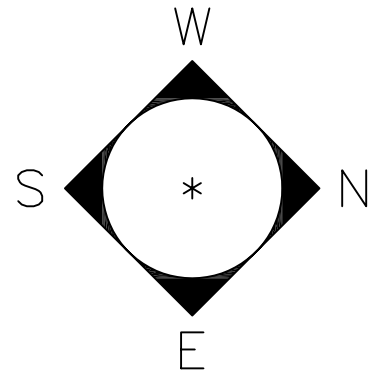
Landscape Fall

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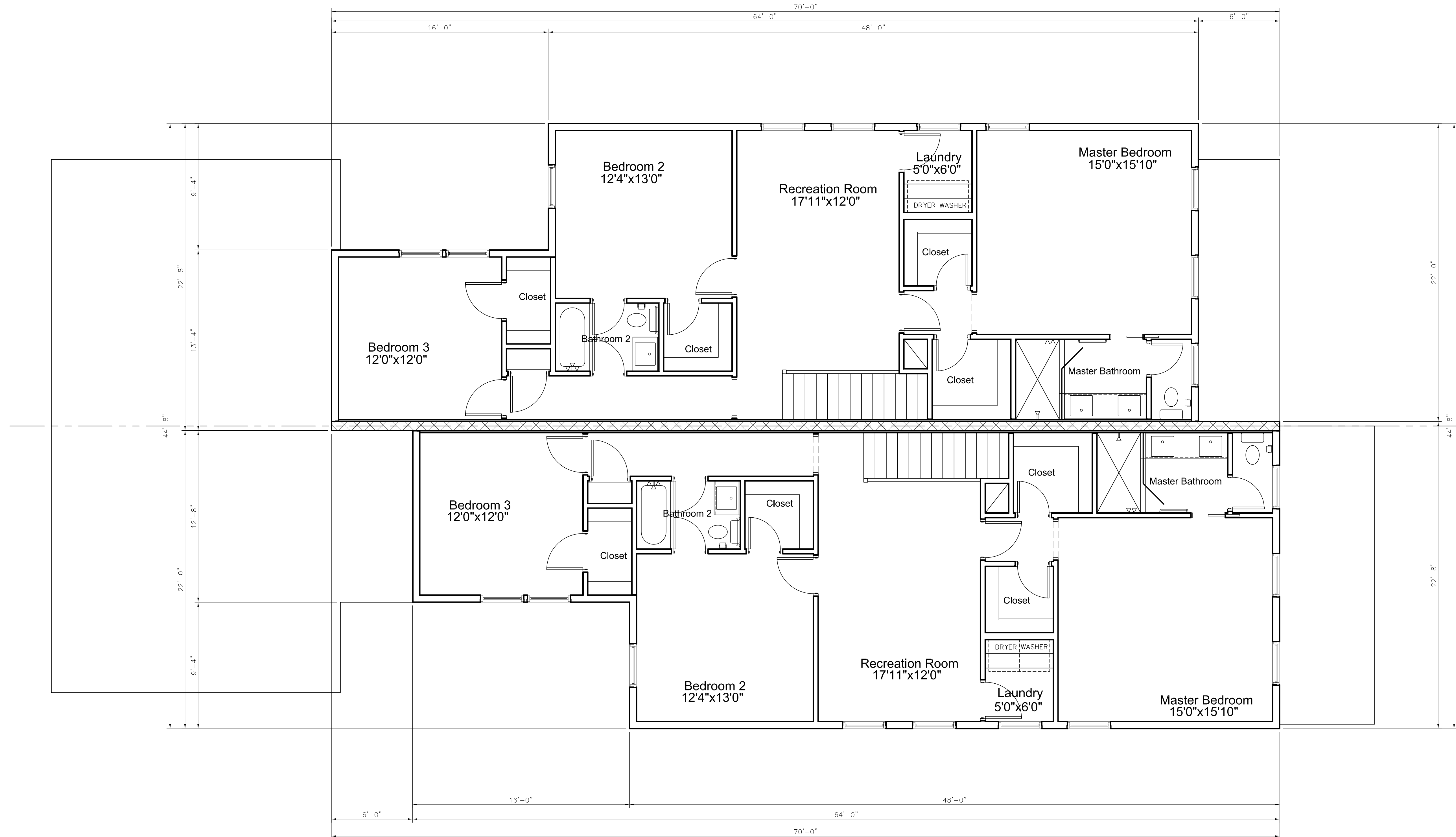
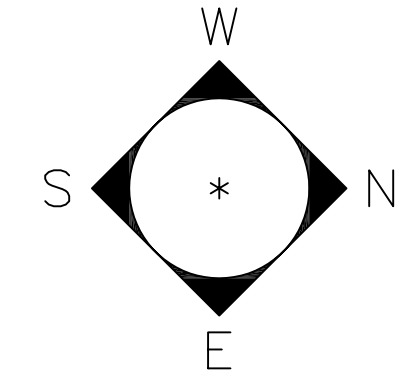
Area Tabulation		
LIVING AREA:	UNIT 'A'	UNIT 'B'
1st FLOOR:	1072 SqFt	1072 SqFt
2nd FLOOR:	1280 SqFt	1280 SqFt
TOTAL LIVING AREA:	2352 SqFt	2352 SqFt
GARAGE:	420 SqFt	420 SqFt
TOTAL ENCLOSED:	2772 SqFt	2772 SqFt
OPEN COVERED AREAS:	431 SqFt	317 SqFt
TOTAL UNDER ROOF:	3203 SqFt	3089 SqFt

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Unit 'B'

Unit 'A'

Area Tabulation		
LIVING AREA:	UNIT 'A'	UNIT 'B'
1st FLOOR:	1072 SqFt	1072 SqFt
2nd FLOOR:	1280 SqFt	1280 SqFt
TOTAL LIVING AREA:	2352 SqFt	2352 SqFt
GARAGE:	420 SqFt	420 SqFt
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11th Avenue Villas

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2nd Floor Plans

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Front (Northerly - 11th Avenue Northeast) Elevation

Exterior Specifications
ARCHITECTURAL STYLE: FOLK VERNACULAR
WALLS: PAINTED HARDIEPLANK LAP SIDING
COLUMNS: PAINTED HARDIETRIM
WINDOWS: VINYL LOW-E INSULATED GLASS
ROOF: DIMENSIONAL ASPHALT SHINGLES @ VARIOUS SLOPES
WINDOW SILLS: PAINTED HARDIETRIM
SOFFITS: VENTED PAINTED HARDIESOFFIT
A.F.F. = ABOVE FINISH FLOOR
F.F.E. = FINISH FLOOR ELEVATION



Left Side (Easterly) Elevation

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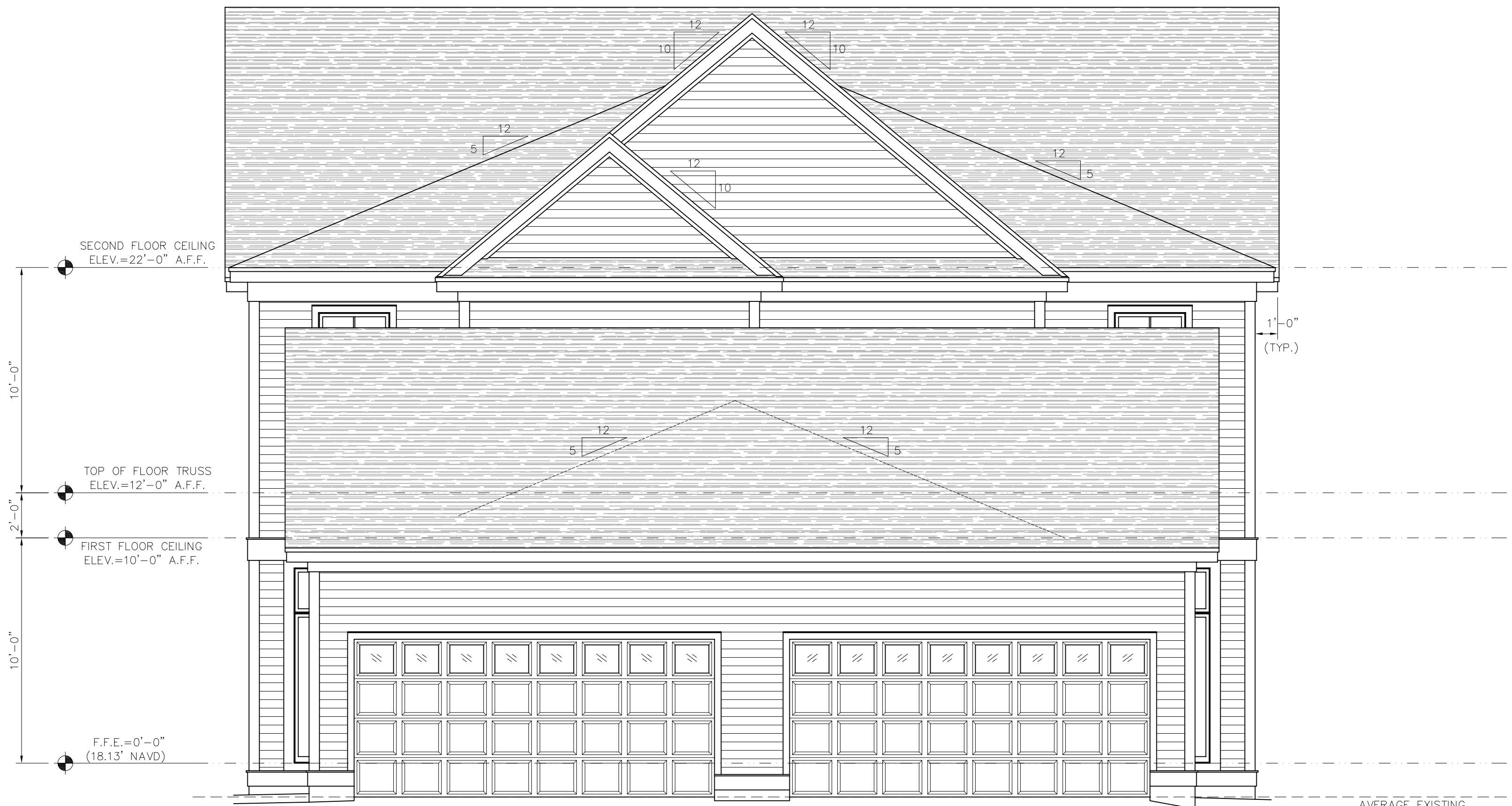
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Rear (Southerly - Alley) Elevation

Exterior Specifications

ARCHITECTURAL STYLE: FOLK VERNACULAR

WALLS: PAINTED HARDIEPLANK LAP SIDING

COLUMNS: PAINTED HARDIETRIM

WINDOWS: VINYL LOW-E INSULATED GLASS

ROOF: DIMENSIONAL ASPHALT SHINGLES @ VARIOUS SLOPES

WINDOW SILLS: PAINTED HARDIETRIM

SOFFITS: VENTED PAINTED HARDIESOFFIT

A.F.F. = ABOVE FINISH FLOOR

F.F.E. = FINISH FLOOR ELEVATION



Right Side (Westerly) Elevation

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SINGLE-FAMILY (LEFT) | SUBJECT PROPERTY (FRONT) | 334 & 336 11TH AVE NE



SUBJECT PROPERTY (FRONT) | 334 & 336 11TH AVE NE | SINGLE-FAMILY (RIGHT)



SUBJECT PROPERTY (REAR) | 334 & 336 11TH AVE NE



WEST OF SUBJECT PROPERTY | MULTI-FAMILY (LEFT), SINGLE-FAMILY (RIGHT)



NORTH OF SUBJECT PROPERTY | SINGLE-FAMILY



**NORTHWEST OF SUBJECT PROPERTY
SINGLE-FAMILY (LEFT), MULTI-FAMILIES (RIGHT)**



**NORTHEAST OF SUBJECT PROPERTY
MULTI-FAMILY (LEFT), SINGLE-FAMILY (RIGHT)**